

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Service Garage (Parking of School Buses in a B.L. Zone)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
(Type or Print Name)
City and State _____
Telephone No. _____

Legal Owner(s):
Maxine R. Hopkins
(Type or Print Name)
Signature _____
Address _____
(Type or Print Name)
City and State _____
Telephone No. _____

Attorney for Petitioner:
(Type or Print Name)
Signature _____
Address _____
City and State _____
Telephone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of August, 1981 at 10:45 o'clock A.M.

RESCHEDULED TO:
Thursday, August 27,
1981 at 9:30 A.M.
Z.C.O.-No. 1
(over)

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Md. 21221

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237
Ms. Louise Calvert
619 Hyde Park Road
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of July, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Maxine R. Hopkins
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Maryland 21221

RE: Item No. 229
Petitioner - Maxine R. Hopkins
Special Exception Petition

Dear Ms. Hopkins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northeast side of Sussex Road southeast of Hyde Park Road, the subject property zoned mostly B.L., is presently improved with a one-story block building, snowball stand and garage in the rear. Surrounding properties are improved with individual dwellings.

At the time of field inspection, crusher run stone was spread to the side and rear of the property. Because of your proposal to park school buses on this area, this hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237
Ms. Louise Calvert
619 Hyde Park Road
Baltimore, Md. 21221

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of November, 1981, that the herein Petition for Special Exception for a service garage (parking of school buses in a B.L. Zone) be and the same is hereby DENIED.

John M. N. Jung
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Sussex Road, 541' :
SE of Hyde Park Rd., 15th District : OF BALTIMORE COUNTY
MAXINE R. HOPKINS, Petitioner : Case No. 82-35-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

HEREBY CERTIFY that on this 20th day of July, 1981, a copy of the foregoing Order was mailed to Maxine R. Hopkins, 1421 Sussex Road, Baltimore, Maryland 21221, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. POSTLE
DIRECTOR

July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #229 (1980-1981)
Property Owner: Maxine R. Hopkins
N/ES Sussex Road 541.55' S/E from centerline of Hyde Park Rd.
Acres: 0.27 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Sussex Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present variable (50-foot minimum) right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

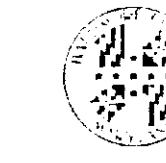
Water and Sanitary Sewer:

There is an 8-inch public water main, 8-inch public sanitary sewer and an 8-inch public sanitary sewage force main in Sussex Road.

Very truly yours,

Robert A. Hoffman, P.E.
Bureau of Public Services

RAM:EAM:FWR:SS
cc: Jack Wimbley



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #229, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: Maxine R. Hopkins
Location: NE/side Sussex Road 541.55' S/W from centerline of Hyde Park Road
Acres: 0.27
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All vehicular maneuvering must be accomplished on site, not on the public road.

Effective screening should be provided for the parking area.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following findings of facts:

1. The subject property and one adjacent lot are zoned B.L. except for a narrow strip at the rear zoned D.R. 5.5. The size of the lot is approximately 50' x 225' and is improved with a building which presently serves as the petitioner's residence. The immediate neighborhood is residential in character.
2. The petitioner proposes to park school buses on the B.L. zoned portion of the property, which necessitates the request for a service garage. No service/repair work is intended on the property.
3. The area to be paved would accommodate the parking of four regular size school buses as well as two mini-buses and is presently being used for this purpose.
4. Testimony in behalf of the protestants indicated:
 - a. A sign prohibiting over three-quarter ton vehicles is located at the entrance to Hyde Park Road, which leads to Sussex Road.
 - b. Sussex Road is narrow and winding and has no sidewalks, curbs, or gutters.
 - c. No stop or yield signs are located at the intersection of Spring Lane and Sussex Road.
 - d. Since the area is flat, natural drainage is sometimes a problem.
 - e. The maneuvering of buses onto the street and the subject property cause a potential hazard to pedestrians and/or vehicles. On-site maneuvering space is limited.
 - f. An excessive amount of noise and exhaust fumes emanate from the buses.

Without reviewing the evidence further in detail but based upon the testimony presented at the hearing, as well as a subsequent field inspection, it is the opinion of the Deputy Zoning Commissioner that the petitioner has failed to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and the special exception should not be granted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: June 15, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jansen
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Faingrounds Business Center Company
- Item #216 - James W. & Barbara K. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Jeffery G. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bessie M. Selby
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene B. Oxley

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/tth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Maxine R. Hopkins

Location: NE/S SUSSEX ROAD 541.55' S/E from centerline of Hyde Park Road

Item No.: 229 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl J. Kelly* 7/15/81 Noted and Approved: *George M. Wagnon*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
454-3610

TED ZALESKI JR.
DIRECTOR

July 2, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #229 Zoning Advisory Committee Meeting, June 9, 1981
are as follows:

Property Owner: Maxine R. Hopkins
Location: NE/Sussex Road 541.55' S/E from centerline of Hyde Park Road
Existing Zoning: BL & D.R. 5.5
Proposed Zoning: Special Exception for service garage (parking of school buses) in a BL zone.

Acres: 0.27
District: 15th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.

X I. Comments It is understood this exception applies to the parking area and does not mean to imply that a service garage building is in anyway involved.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Surban
Charles E. Surban, Chief
Plans Review

CFB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

CLARENCE D. LONG
20 DISTRICT, MARYLAND
300 F STREET, N.W.
WASHINGTON, D.C. 20515
(202) 225-3561

CHAIRMAN:
SUBCOMMITTEE ON
FOREIGN OPERATIONS
MEMBER:
SUBCOMMITTEE ON
INTERIOR
MILITARY CONSTRUCTION

Congress of the United States
House of Representatives
Washington, D.C. 20515

2007 FARMERS BUILDING
WASHINGTON, D.C. 20515
(202) 225-3561
DISTRICT OFFICE:
200 F STREET, N.W.
WASHINGTON, D.C. 20515
TOWSON, MARYLAND 21204
(410) 825-6616
"OFFICE ON WHEELS"

January 20, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Please refer to my letter of October 15, 1981, at which time I wrote on behalf of Mr. Edward Marshall, 1531 Galena Road, Baltimore, Maryland 21221, (copy attached).

As of this date, I have not received a reply to my inquiry. I should appreciate learning the status of your investigation into this matter.

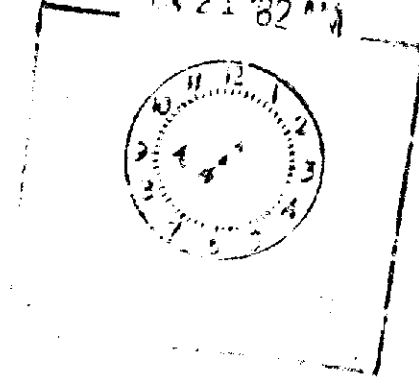
I look forward to hearing from you soon.

Warm regards,

Clarence D. Long
CLARENCE D. LONG

CDL:cw:snc
Enclosure
cc: Mr. Marshall

Copy of letter sent 11/5/81
disregard this letter



THIS STATIONERY PRINTED ON PAPER MADE WITH RECYCLED FIBERS

CLARENCE D. LONG
20 DISTRICT, MARYLAND
300 F STREET, N.W.
WASHINGTON, D.C. 20515
(202) 225-3561

CHAIRMAN:
SUBCOMMITTEE ON
FOREIGN OPERATIONS
MEMBER:
SUBCOMMITTEE ON
INTERIOR
MILITARY CONSTRUCTION

Congress of the United States
House of Representatives
Washington, D.C. 20515

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WASHINGTON, D.C. 20515
(202) 225-3561
DISTRICT OFFICE:
200 F STREET, N.W.
WASHINGTON, D.C. 20515
TOWSON, MARYLAND 21204
(410) 825-6616
"OFFICE ON WHEELS"

October 15, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing on behalf of Mr. Edward Marshall, 1531 Galena Road, Baltimore, Maryland 21221 and many of his neighbors in the Hyde Park area.

Mr. Marshall has been in touch with me concerning the use of a former grocery store property for a bus transportation company. It is indicated in the enclosed correspondence that the property in question was not originally intended for this use, and that many of the residents and community associations involved are opposed to this use.

I should appreciate your consideration of this inquiry, and keeping me informed of any decision by your Office.

Sincerely,

CLARENCE D. LONG

CDL:cw
Enclosure
cc: Mr. Marshall



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 229 - ZAC - Meeting of June 9, 1981
Property Owner: Maxine R. Hopkins
Location: NE/S Sussex Road 541.55' S/E from centerline of Hyde Park Road
Existing Zoning: BL & D.R. 5.5
Proposed Zoning: Special Exception for service garage (parking of school buses) in a BL zone.

Acres: 0.27
District: 15th

Dear Mr. Hammond:

This site does not provide for sufficient on site maneuvering area for buses.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jem

CLARENCE D. LONG
2007 RAYBURN BUILDING
WASHINGTON, D.C. 20515
(202) 225-3081
DISTRICT OFFICE
200 PORT OFFICE BUILDING
CHESAPEAKE AND
WASHINGTON AVENUES
TOWSON, MARYLAND 21204
(301) 418-4618
"OFFICE ON WHEELS"

Congress of the United States
House of Representatives
Washington, D.C. 20515

REPLY:

October 15, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing on behalf of Mr. Edward Marshall,
1531 Galena Road, Baltimore, Maryland 21221 and many of
his neighbors in the Hyde Park area.

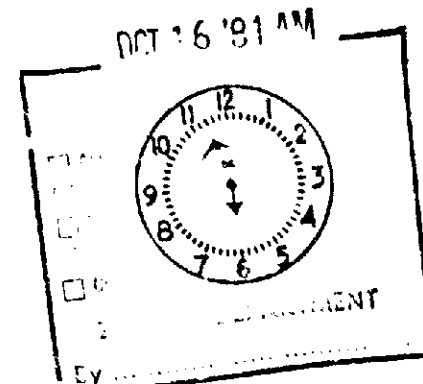
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use of a former grocery store property for a bus transportation
company. It is indicated in the enclosed correspondence that
the property in question was not originally intended for this
use, and that many of the residents and community associations
involved are opposed to this use.

I should appreciate your consideration of this inquiry,
and keeping me informed of any decision by your Office.

Sincerely,

CLARENCE D. LONG

CDL:cw
Enclosure
cc: Mr. Marshall



THIS STATIONERY PRINTED ON PAPER MADE WITH RECYCLED FIBERS

Towson P.C. 10/8

October 6, 1981
1531 Galena Road
Baltimore, Md. 21221

Representative Clarence D. Long
2405 Rayburn Building
Washington, D.C. 20515

Dear Doctor Long

Please help! Our community is being turned into a Commercial
spot zoning.... Bus Garage....

A owner of a bus company which has all of their business in the
City of Baltimore has moved into the small residential community
of Hyde Park and has petitioned the Baltimore County Zoning Board
for special varience to operate the business from the place that
used to be the Old Wayland Grocery Store. (which has long been out
of business) I really don't believe this was ever zoned. Just Mr.
Wayland started using the property as he worked for the Eskay Meat
Company and he would take orders for the residents. This was very
convenient as many of us couldn't drive and the stores were about 3-5
miles away.

This eventually grew larger and soon we had a convenient little
neighborhood store. Mr. Wayland retired some years ago....
The property was taken over by another person and they went out
of business.... (bad food)....

Sir, we have put our life savings into our homes... we don't want
our property to be degraded by this commercial Garage....

A hearing was held on August 27, 1981 at the Baltimore County Office
Building. Present were about 35 people from Hyde Park to protest
the zoning request.... The Improvement Associations from all of
the surrounding areas joined us in the protest. To date we have
not heard from the Zoning Board...

This bus company has five 35-40 passenger bus., two shorter ones
and two large van type buses, as well as seven cars parking in
this 50 x 250 lot. Plus the house garage and a truck....
Our streets were never designed to handle this type of use. Also
there is a sign limiting the use of the roads to 3/4 ton vehicles..
Please help...

Sincerely,

Edward W. Marshall & Shield Family

PETITION FOR SPECIAL EXCEPTION

15th DISTRICT

ZONING:

Petition for Special Exception

LOCATION:

Northeast side of Sussex Road, 531 feet Southeast of
Hyde Park Road

DATE & TIME:

Thursday, August 27, 1981 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Exception for a Service Garage
(Parking of School Buses in a B. L. Zone)

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Maxine R. Hopkins as shown on plat plan filed with the Zoning
Department

Hearing Date: Thursday, August 27, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

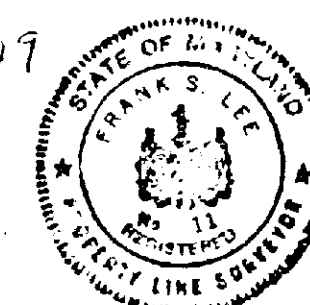
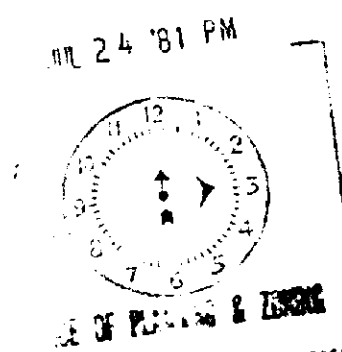
July 22, 1981

No. 1421 Sussex Road
Lot 155 part of lot 156, plat of Hyde Park, 9/59
15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Sussex Road at the
distance of 539.55 feet measured southeasterly along the northeast side of Sussex Road
from the center of Hyde Park Road, thence running and binding on the northeast side of
Sussex Road by a line curving to the left with a radius of 400 feet for a distance of
50.27 feet, thence leaving Sussex Road for six lines of division as follows: North
55 degrees 22 minutes East 225.80 feet, North 34 degrees 39 minutes West 50 feet,
South 45 degrees 22 minutes West 156.83 feet, South 66 degrees 50 minutes 30 seconds
West 57 feet, South 14 degrees 20 minutes 36 seconds East 12.51 feet and South 55
degrees 22 minutes West 12.06 feet to the place of beginning.

Containing 0.27 acres of land more or less.

Saving and accepting that portion of the subject property that is zoned D.R.5.5.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 25, 1981

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/s Sussex Rd., 541' SE of Hyde Park Rd.
Case #82-35-X

Dear Ms. Hopkins:

This is to advise you that \$61.00 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204
before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 31, 1981

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/s Sussex Rd., 541' SE of Hyde Park Rd.
Case #82-35-X

Dear Ms. Hopkins:

This is to advise you that \$55.25 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204
before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 4, 1981

No. 1421 Sussex Road
Lot 155 part of lot 157 plat of Hyde Park, 9/59
15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Sussex Road at the distance
of 541.55 feet measured southeasterly along the northeast side of Sussex Road from
the center of Hyde Park Road, thence running and binding on the northeast side of
Sussex Road by a line curving to the left with a radius of 400 feet for a distance of
50.27 feet, thence leaving Sussex Road for six lines of division as follows:- North
55 degrees 22 minutes East 225.80 feet, North 34 degrees 39 minutes West 50
feet, South 55 degrees 22 minutes West 156.83 feet, South 66 degrees 50 minutes
30 seconds West 57 feet, South 14 degrees 20 minutes 36 seconds East 12.51 feet and
South 55 degrees 22 minutes West 12.06 feet to the place of beginning.

Containing 0.27 acres of land more or less.

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, MD 21221

July 30, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
NE/s Sussex Rd., 539' SE of Hyde Park Rd.
Case #82-35-X

TIME: 9:30 A.M.

DATE: Thursday, August 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, MD 21221

July 8, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
NE/S of Sussex Rd. 541 ft. SE of Hyde Park Rd.
Case #82-35-X

TIME: 10:45 A.M.

DATE: Thursday, August 6, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

15th DISTRICT

ZONING: Petition for Special Exception

LOCATION: Northeast side of Sussex Road, 531 feet Southeast of
Hyde Park Road

DATE & TIME: Thursday, August 27, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Exception for a Service Garage
(Parking of School Buses in a B.L. Zone)

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Maxine R. Hopkins as shown on plat plan filed with the Zoning
Department

Hearing Date: Thursday, August 27, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 82-35-X Item 229
Date: July 27, 1981

Petition for Special Exception
Northeast side of Sussex Road, 541 feet Southeast of Hyde Park Road
Petitioner: Maxine R. Hopkins

Fifteenth District

HEARING: Thursday, August 6, 1981 (10:45 A.M.)

This office is not opposed to the granting of this petition
for the storage of 2 mini-school buses.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
13011 494 3550
August 26, 1981
LEPHER COLLINS
DIRECTOR

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 229 - ZAC - Meeting of June 9, 1981
Property Owner: Maxine R. Hopkins
Location: NE/S Sussex Road 541.55' S/E from centerline of Hyde Park Road
Existing Zoning: BL & D.R. 5.5
Proposed Zoning: Special Exception for service garage (parking of school
buses) in a BL zone.

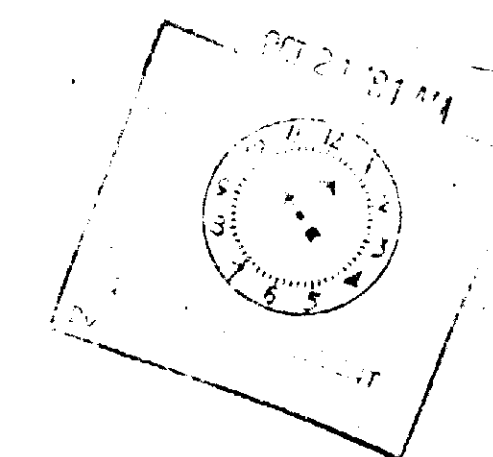
Acres: 0.27
District: 15th

Dear Mr. Hammond:

This site does not provide for sufficient on site maneuvering
area for buses.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jen



Mr. William Hammond
Zoning Commissioner
Baltimore County
Room 109
111 Chesapeake Avenue
Towson, Maryland 21204

4009 North Rogers Avenue
Baltimore, Maryland 21207
9 June 1981

Re: File 229

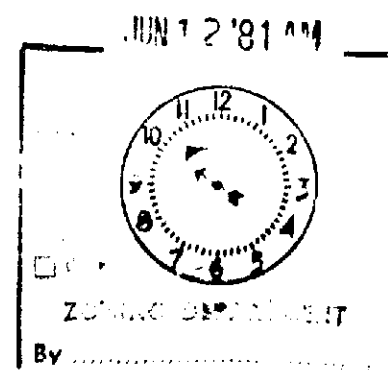
Dear Sir:

Will you kindly grant my client, *Maxine Hopkins, t/a*
M.R.Hopkins Transportation Service, Inc. 1421 Sussex Road, Essex,
Maryland 21221, an early hearing?

Mrs. Hopkins has been verbally notified that she must have
her busses removed from their present location by June 30, 1981.

Your kind attention to this matter will be greatly appreciated.

Yours truly,
Eugene L. King
Eugene L. King, Sr.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 3, 1981

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/S of Sussex Rd., 539' SE of Hyde
Park Rd. - 15th Election District
Maxine R. Hopkins - Petitioner
NO. 82-35-X (Item No. 229)

Dear Ms. Hopkins:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: The Honorable Clarence D. Long
Congress of the United States
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

Mr. Edward Michael
1408 Waterford Road
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

Mrs. Alberta Pugh
843 Middlesex Road
Baltimore, Maryland 21221

Mrs. Louise Calvert
619 Hyde Park Road
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 13th day of May, 1981.*

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item 229

Petitioner Maxine Hopkins Submitted by Maxine Hopkins

Petitioner's Attorney [Signature] Reviewed by [Signature]

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

Ms. Maxine R. Hopkins
1421 Sussex Road
Baltimore, Md. 21221

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237
Ms. Louise Calvert
619 Hyde Park Road
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day
of July, 1981.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Maxine R. Hopkins

Petitioner's Attorney [Signature] Reviewed by [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petition For Special Exception
15TH DISTRICT
ZONING: Petition for Special Exception
LOCATION: Northeast side of Sussex Road, 541 feet Southeast of Hyde Park Road
DATE & TIME: Thursday, August 6, 1981 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for a Special Exception for a Service Garage (Parking of School Buses in a B.L. Zone).
ALL THAT PARCEL OF LAND in the Fifteenth District of Baltimore County, No. 1421 Sussex Road, Lot 14 part of lot 157 plat of Hyde Park, 9/86, 15th District Baltimore County, Maryland.
BEGINNING for the same on the northeast side of Sussex Road at the distance of 541.55 feet measured southeasterly along the northeast side of Sussex Road by a line curving to the left with a radius of 400 feet for a distance of 56.27 feet, thence leaving Sussex Road for six lines of divisions as follows: North 85 degrees 22 minutes East 228.50 feet, North 54 degrees 38 minutes West 50 feet, South 40

The Essex Times
Essex, Md., _____ 19__

This is to Certify, That the annexed
Petition

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 14th day of
July, 1981

[Signature] Publisher.

degrees 22 minutes West
156.53 feet, South 46 degrees 50 minutes 30 seconds West 57 feet, South 14 degrees 20 minutes 36 seconds East 12.81 feet and South 55 degrees 22 minutes West 12.96 feet to the place of beginning.
Containing 0.27 acres of land more or less.
Being the property of Maxine R. Hopkins as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 6, 1981 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

Date of Posting: 7/18/51
District: 15
Posted for: Petitioner for Special Exception
Petitioner: Marshall R. Hopkins
Location of property: SE 1/4 of Quarter 14, 541'
SE of Maple Park Rd.
Location of Signs: front of property, (facing
Quaker Rd.)
Remarks:
Posted by: Henry Gorman
Signature Date of return: 7/24/51

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing at the following place:

Fellows Room, Rm J Election Building
for a Service Garage (Parking of Motor Vehicles) located on the East All that parcel of land in the Fifth District of Baltimore County, Maryland No. 1421 Sussex Road.

Lot 168 part of lot 187 plat of Hyde Park Addition Baltimore County, Maryland.

Beginning for the same on the West line of the Baltimore & Annapolis distance of 141.65 feet measured southeasterly along the northeast corner of the lot containing the lot of Hyde Park Road, thence northerly 90 degrees to the intersection of said Sussex Road by a line running parallel to the centerline of said Sussex Road a distance of 50.77 feet, thence leaving said Sussex Road for an iron pipe line crossing the road at West 60 degrees 22 minutes East 22.80 feet, South 60 degrees 22 minutes East 10.50 feet, South 60 degrees 50 minutes East 20.00 feet, South 57 degrees 57 minutes East 20.00 feet, South 55 degrees 22 minutes West 22.80 feet, North 55 degrees 22 minutes East 10.50 feet, North 60 degrees 22 minutes East 22.80 feet, closing .377 acre of land more or less.

Being the property of Maxine R. Hopkins as shown on plat plan filed for record in Baltimore County, Maryland, Book 10, Page 10.

Hearing Date: Thursday, August 6, 1968, 10:00 A.M.

Public Hearing: Room 108, County Administration Center, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of

JAMES H. RAMOND,
Zoning Commissioner

July 16, 1968

THE JEFFERSONIAN,
L. Frank Strickler
 Manager.
 Cost of Advertisement, \$.....

[illegible]

THE JEFFERSONIAN,
L. Frank Sinton

 Manager.

Cost of Advertisement, \$-----.

ZONING: Petition for
Special Exception
NO. 100: Northeast
side of Sussex Road, 539
Southwest of Hyde Park
Park Road

DATE & TIME: Thurs-
day, August 27, 1981
at 9:30 A. M.

PLACE: PUBLIC HEARING
Room 106, County Office
Building, 111 West Ches-
apeake Avenue, Towson,
Maryland.

The Planning Commis-
sioner of Baltimore Coun-
ty, by authority of the
Zoning Board of Appeals
of Baltimore County, is
giving a public hearing
on a Petition for a Special
Exception for a Service
Busse (Parking of School
Buses) at the following
location:

ALL THAT PARCEL
OF LAND, BEING THE FIFTEENTH
DISTRICT OF BALTIMORE
COUNTY, NO. 1421 Sussex
Road, a part of Lot
156, plat of Hyde Park
9/59, 156th District Bal-
timore County, Maryland.

BEGINNING AT
the same on the northeast
side of the same road at the
distance of 539.66 feet
running southeasterly along
the same road to the south-
west side of Sussex
Road from the corner of
Hyde Park Road, thence
running southeasterly
on the northeast side of
Sussex Road by a line
striking

to the left with a rad/us of
50.07 feet for a distance of
60.75 feet, thence heavi-
nously curved to the right
on a curve of 150 feet, the
line of division as follows
N 55 degrees 22 min
E 133.33 feet
S 66 degrees 50 min
E 30.00 feet West 9
degrees 30 min South
66.66 feet
N 22.51 feet and South 65
feet and 22 minutes
East 120.06 feet to the place of
beginning

Containing 0.27 acres of
land more or less.

BEING the property of
Manning McPherson as
shown on plan filed
with the Zoning Depart-
ment.

Hearing Date: Thurs-
day, August 27, 1981
at 9:30 A. M.

Public Hearing Room:
Room 106, County Office
Building, 111 West Ches-
apeake Avenue, Towson,
Maryland.

BY ORDER OF
Wm. H. Hammond
Planning Commissioner
of Baltimore County

Middle River, Md., Aug 6
This is to Certify, That the
Petition
_____ was inserted in the Times, a newspaper
and published in Baltimore County, on
of One _____
weeks before the 6th



BAITMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101605

8/12/81 01-662

DATE ACCOUNT

AMOUNT \$61.00

RECEIVED
FROM: M. R. Hopkins

FOR: 2nd Posting & Advertising of Case #82-35-

38955420.4 610.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 096978

DATE 7/8/81

AMOUNT \$25.00

RECEIVED FROM M. R. Hopkins

FOR Partial Filing Fee forecast #62-35-X

803 888 8 850 888

VALID ONLY ON ORIGINAL RECEIPT

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 100444

DATE 8/12/81 ACCOUNT 01-662

AMOUNT \$55.25

RECEIVED
 FROM Maxine R. Hopkins

FOR 1st Posting & Advertising of Case #82-35-X

\$ 55.25

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096970

DATE July 7, 1981 ACCOUNT C1-662

AMOUNT \$25.00

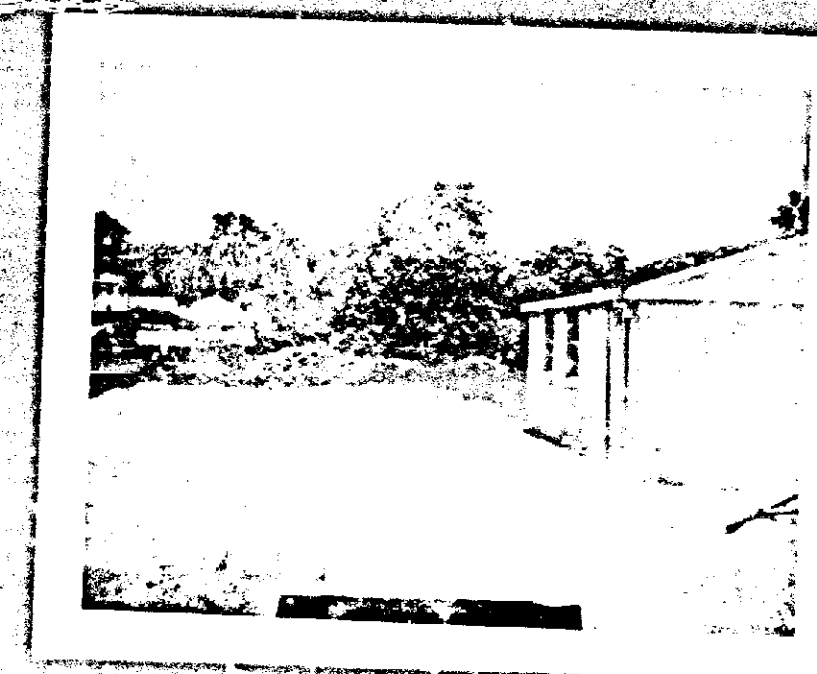
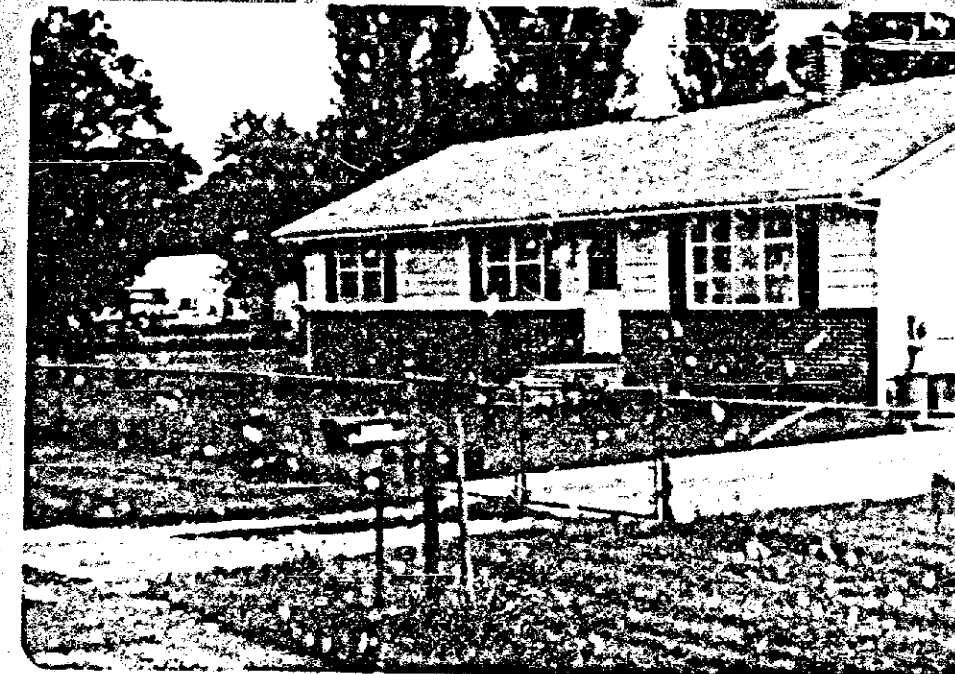
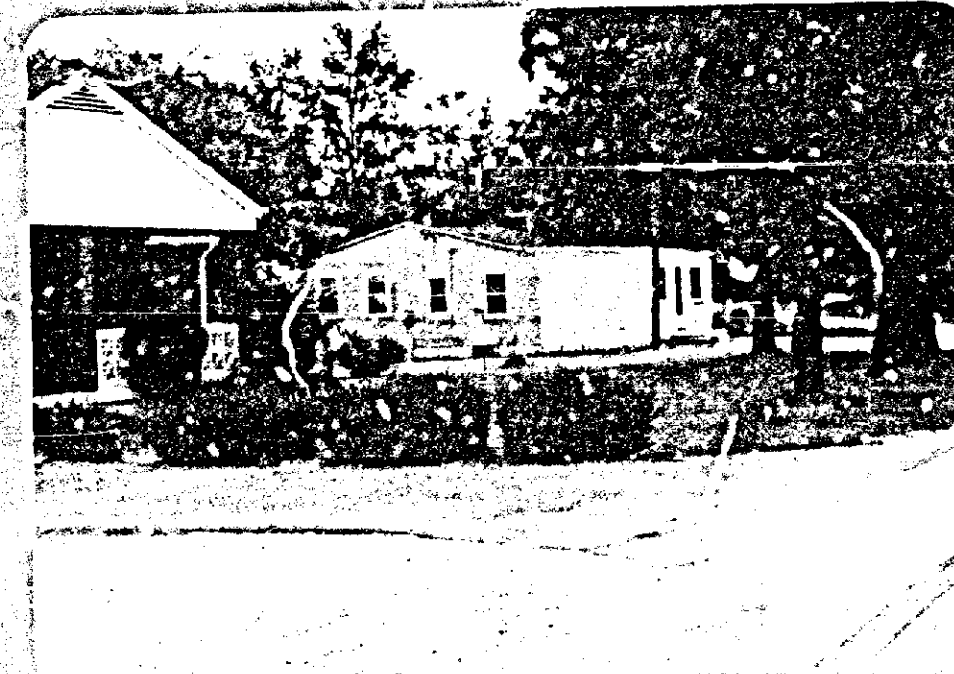
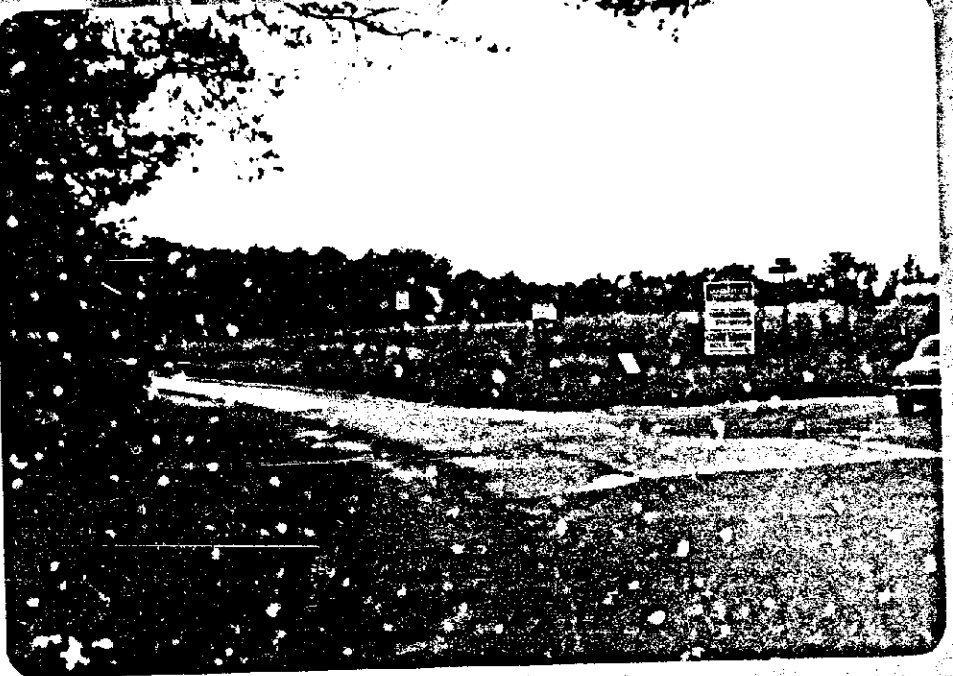
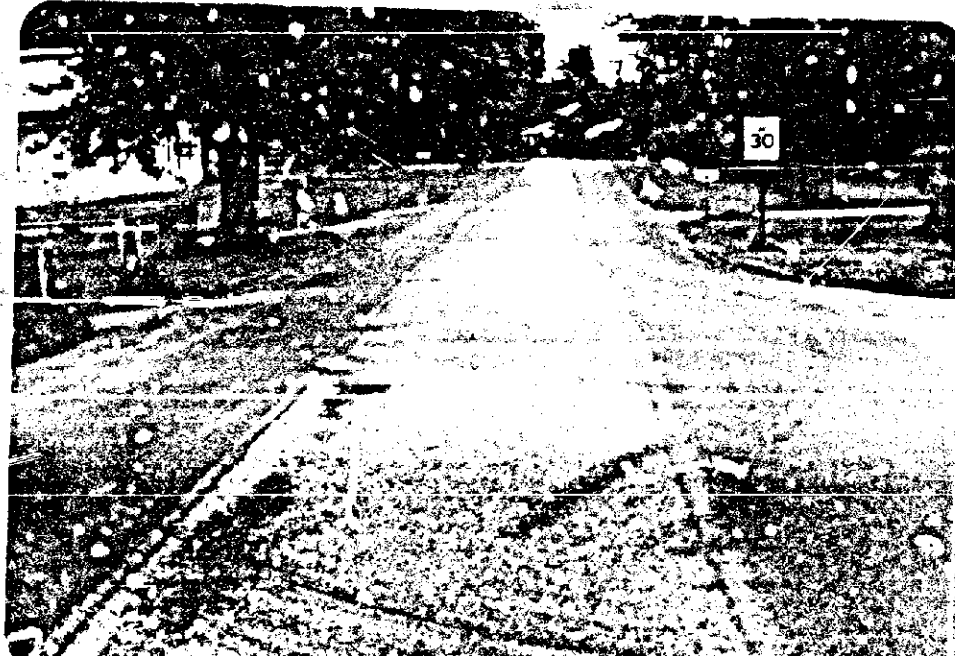
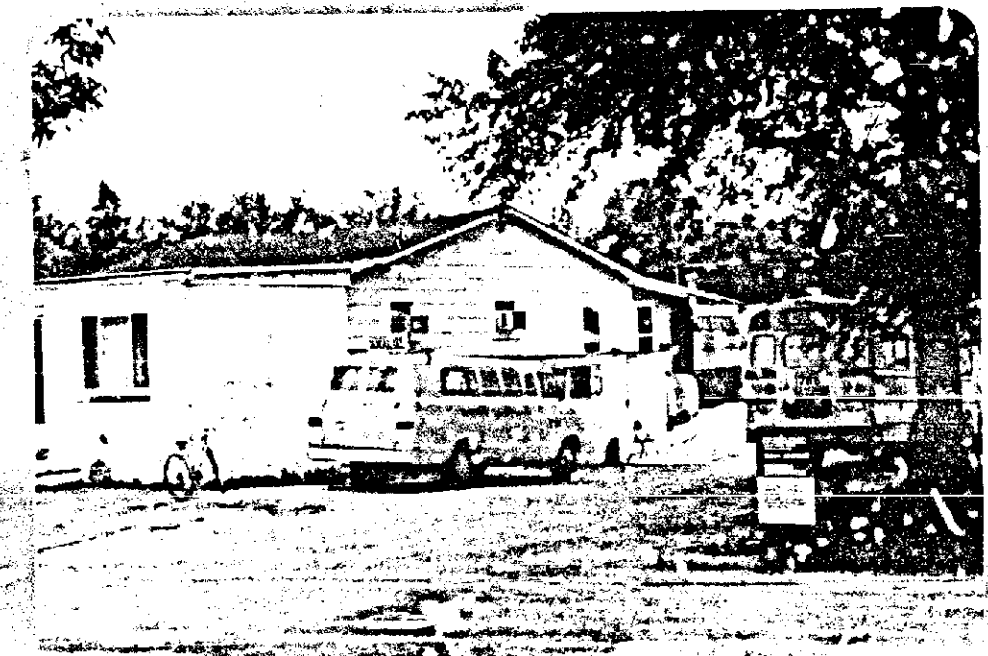
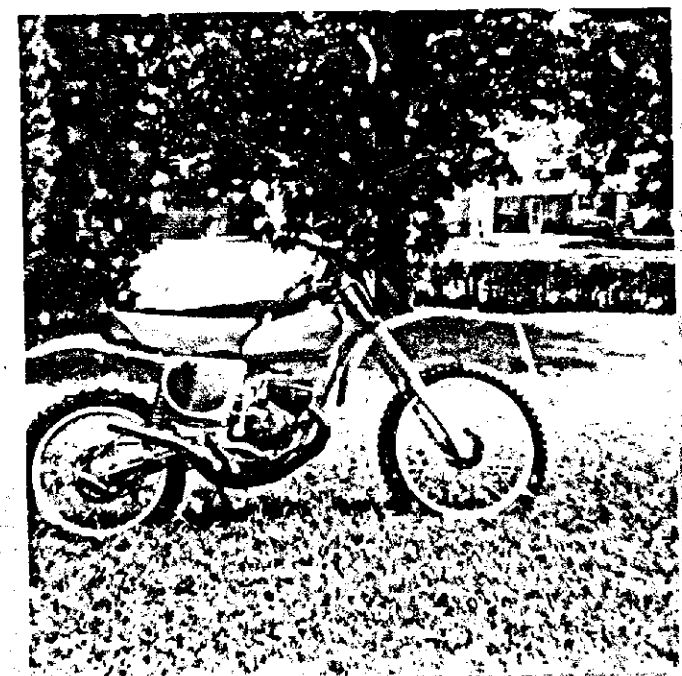
RECEIVED FROM Maxine R. Hopkins

FOR Partial Filing Fee for Case #12-35-X

37 200 001 33

5.. Cnd

VALIDATION OR SIGNATURE OF CASHIER



POST OFFICE BOX 5031
BALTIMORE, MARYLAND 21220

August 21, 1981

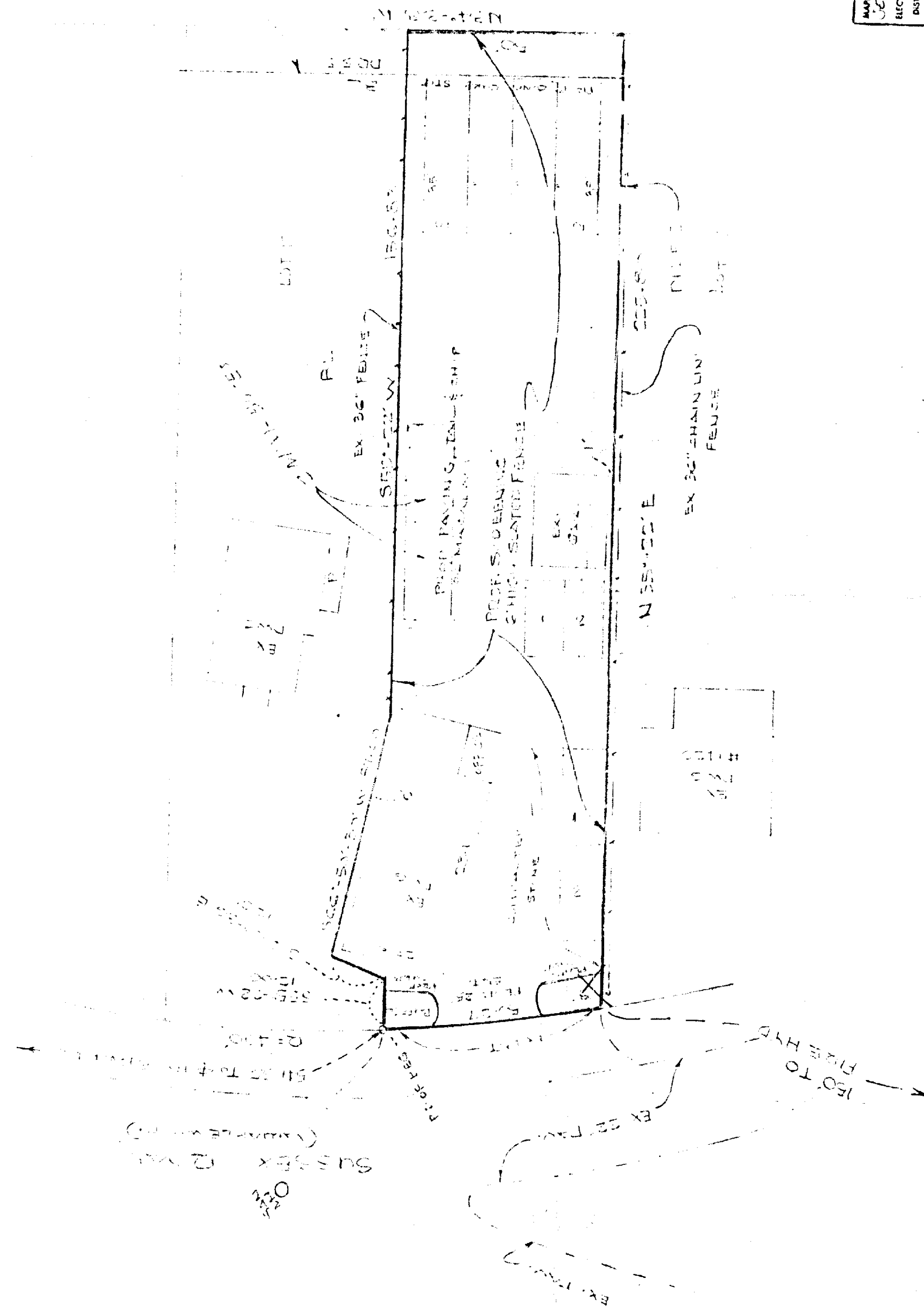
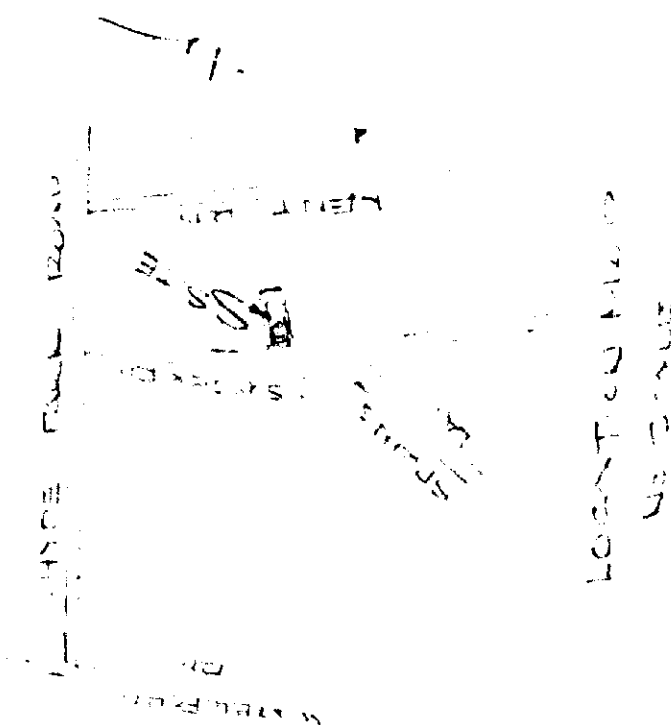
Dear Commissioners,

After the discussion of said request, the vote taken was unanimous that the Hyde Park Improvement Association, Inc. be supported in their opposition to the locating of a service garage in the center of their residential community.

A motion carried the floor that gave our President, Mrs. Alberta Pugh, the authority to represent this Council's membership at the zoning hearing on August 27, 1981 and to assist the Hyde Park Improvement Association, Inc. where needed.

Sincerely,
Diane Ekovich
Diane Ekovich
Recording Secretary

Print 4th



EVINGSTON - DISTANCE
PROPOSED - ONE-TENTH MILE
EXISTING LANE - BLAND DRIVE
PROPOSED TURNING - S.W.
ADJACENT LOT - OCTAGON
LOT IS COVERED WITH GRASS AND BUSHES

REPORTING OFFICER'S NAME AND TITLE

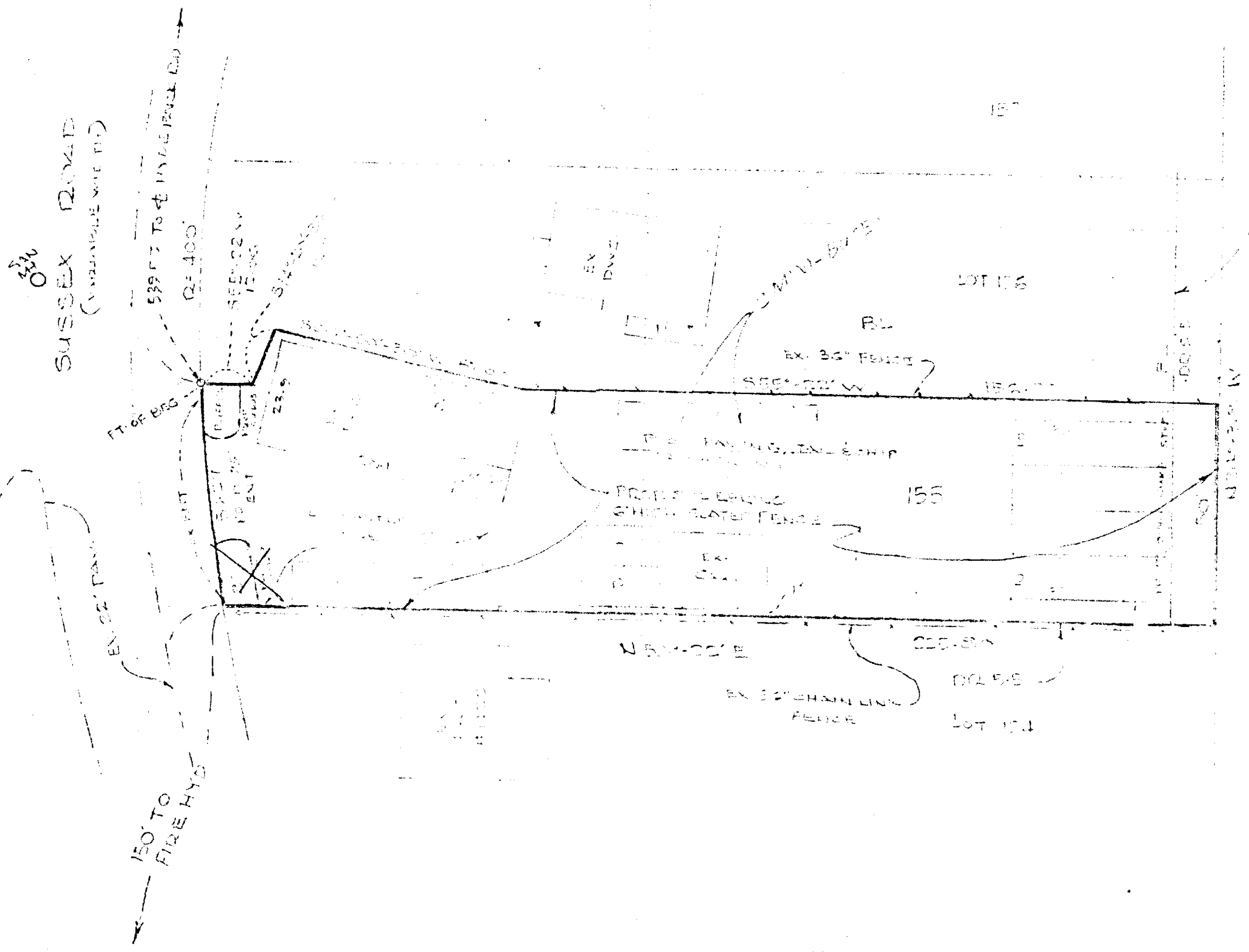
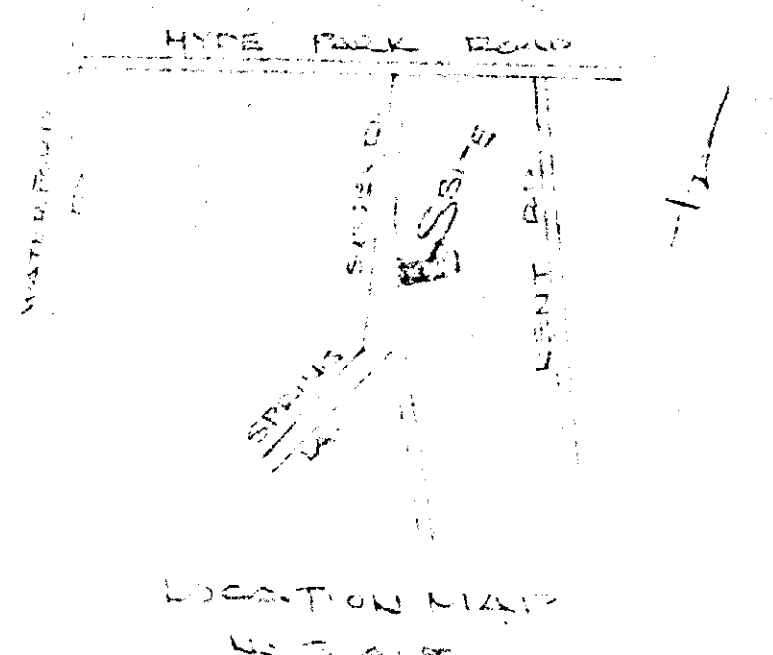
THE UNIVERSITY OF CHICAGO

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.



RECEIVED

6224



EXISTING USE - RESIDENCE
 PROPOSED USE - RES. FENCE & SERVICE DRIVE (CONC. & ASPHALT)
 EXISTING ZONING - BLAND D12 95
 PROPOSED ZONING - SAME
 AREA OF LOT - 0.27 AC.
 LOT IS SERVED WITH PUBLIC WATER & SEWERAGE

PARKING DATA

NO. OF EMPLOYEE PARKING SPACES: 4
 4 OUTSIDE, 0 IN GARAGE

OWNERS
 MARVIN R. HOFFMAN
 12130 LEXINGTON
 FARMINGTON, CT 06030
 584-4000

PLAT TO ACCOMMODATE PARKING FOR SPECIAL EXCEPTION FOR
 SERVICE DRIVE
 (PARKING OF 4 SPACES IN A BL ZONE)

LOT 155 PART OF LOT 156 PLAT OF
 HYDE PARK
 PLAT BOOK 9-10

BY ORDER OF THE BOARD OF
 SUPERVISORS

